

**City of Greensboro Planning Department  
Zoning Staff Report  
April 12, 2004 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** D  
**Location:** 106-108 Thornton Court

**Applicant:** Henry H. Isaacson  
**Owner:** Howard Marshall

**From:** RS-9  
**To:** CD-RM-18

- Conditions:**
- 1) Uses: All uses permitted in the RM-18 zoning district.
  - 2) There shall be one access off of Thornton Court.
  - 3) Existing vegetative buffer, a minimum of five feet in width, on the south property line shall remain undisturbed.
  - 4) External building construction shall consist of brick and vinyl.
  - 5) There shall be a maximum of sixty (60) townhomes for sale by the developer.

SITE INFORMATION	
<b>Existing Land Use</b>	Two Single Family Dwellings
<b>Acreage</b>	4.177
<b>Physical Characteristics</b>	<i>Topography:</i> Generally Flat <i>Vegetation:</i> Open Grass & Woodlands <i>Other:</i> n/a
<b>Overlay Districts</b>	n/a
<b>Historic District/Resources</b>	n/a
<b>Generalized Future Land Use</b>	Mixed Use Commercial
<b>Other</b>	n/a

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Silver Briar Apts. & Single Family Dwellings	CD-RM-8/ RS-9
<i>South</i>	Single Family Dwellings (4), Office Building	RS-9/LO
<i>East</i>	Piedmont Credit Union, Family Worship Center	GO-M
<i>West</i>	Single Family Dwellings	RS-9

ZONING HISTORY		
Case #	Year	Request Summary
	1992	This property was initially zoned RES 120S (comparable to RS-12). It was part of a larger area that was changed to RS-9 on July 1, 1992 when the city-wide remapping to implement the UDO became effective.

DIFFERENCES BETWEEN RS-9 (EXISTING) AND RM-18 (PROPOSED) ZONING DISTRICTS
<b>RS-9:</b> Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
<b>RM-18:</b> Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.

TRANSPORTATION	
<b>Street Classification</b>	W. Market Street - Major Thoroughfare, Thorton Court - Local Street
<b>Site Access</b>	Maximum of one access via Thorton Court.
<b>Traffic Counts</b>	W. Market Street ADT = 24,270
<b>Trip Generation</b>	N/A
<b>Sidewalks</b>	Will be required per Development Ordinance.
<b>Transit</b>	Yes
<b>Traffic Impact Study</b>	N/A
<b>Other</b>	

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	No, drains to South Buffalo Creek
<b>Floodplains</b>	No
<b>Streams</b>	One channel on site, requires buffer if perennial
<b>Other</b>	Possible wetlands at former pond location

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life.

POLICY 4C.1: Establish standards for and promote new forms of compact development.

POLICY 4G.1: Promote compact development.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 8C.3: Promote transit use by encouraging or requiring transit-supportive design features in development plans. Emphasize the need for transit-supportive (higher density, mixed-use) development at major activity centers.

**Connections 2025 Map Policies:**

*The area requested for rezoning lies within the following map classifications:*

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner.

Reinvestment Corridor: Reinvestment corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:**

**Other Plans:**

## STAFF COMMENTS

**Planning:** The 50-unit Silver Briar Apartments, a Greensboro Housing Authority development, are located north of and adjacent to the subject property. The rezoning to permit this multifamily development was approved by City Council on August 18, 1980.

Given the location and the surrounding zoning pattern, staff feels that this extended RS-12/RS-9 area north of Market Street offers an opportunity for future mixed-use commercial, and higher density residential development. The proposed density of this area would equate to approximately 14 dwelling units per acre, which falls within the High Density definition. This request is located within the Mixed Use Commercial classification on the Generalized Future Land Use Map, which borders a High Density Residential classification directly to the north. The proposed townhomes could be supported by either designation. However, the introduction

of higher density needs to also take into consideration the impact on the adjacent single-family residences. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that the site is designed in a coordinated manner with negligible impacts on adjacent properties. Single family detached homes and townhomes can and should coexist harmoniously, but the design, scale, and intensity are all important components of the impact on the surroundings and at this point they are not known.

This site is also located within a designated reinvestment corridor which encourages redevelopment and infill to improve economic viability.

The applicant is proposing to amend Condition 5 as follows: There shall be a maximum of sixty (60) townhomes and/or condominiums for sale by the developer. The maximum height of any townhome shall be two stories, and the maximum height of any condominium shall be three stories.

Additionally, new Condition 6 and Condition 7 would be added to read as follows:

- 6) The street planting yard along Thornton Court shall be doubled in width (16 feet) and the planting rate within such planting yard shall be doubled.
- 7) Along the northeast and northern boundary lines of the subject property, a five foot planting yard shall be established, and the planting rate within such planting yard shall be doubled, and the existing vegetation will be preserved where possible.

**GDOT:** Additionally, staff is concerned about the sight distance from Thornton Court onto Market Street. The existing sight distance for residents turning from Thornton Court onto Market Street is limited by a berm and landscaping on the northeast corner of the intersection. Increasing the number of trips on Thornton Court raises some safety concerns and increases the risk or likelihood of accidents occurring.

**Water Resources:** Prior to site plan approval, channel will be identified, so buffer can be applied if perennial. Prior to construction any wetlands on site must be identified and proposed disturbance, if any, permitted through the NC Division of Water Quality and US Army Corps of Engineers.

**HCD:** No comments.

### STAFF RECOMMENDATION

This request is supported by the Plan from the standpoint of promoting compact development and providing a diversification of new housing stock, and promoting infill development (especially along a reinvestment corridor), but as for the compatibility with the existing neighborhood on Thornton Court, there is not enough information at this point to permit that evaluation.